

116 Sunlake Gardens SE  
Calgary, Alberta

MLS # A2266063

**\$569,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Sundance               |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 4 Level Split          |               |                   |
| <b>Size:</b>     | 1,721 sq.ft.           | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.04 Acre              |               |                   |
| <b>Lot Feat:</b> | See Remarks            |               |                   |

|                    |                                                               |                   |           |
|--------------------|---------------------------------------------------------------|-------------------|-----------|
| <b>Heating:</b>    | Forced Air                                                    | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                                | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | Asphalt Shingle                                               | <b>Condo Fee:</b> | \$ 434    |
| <b>Basement:</b>   | Finished, Full                                                | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Stucco, Wood Frame                                            | <b>Zoning:</b>    | M-CG d111 |
| <b>Foundation:</b> | Poured Concrete                                               | <b>Utilities:</b> | -         |
| <b>Features:</b>   | Ceiling Fan(s), High Ceilings, See Remarks, Walk-In Closet(s) |                   |           |

**Inclusions:** Vacuflo, All window Coverings, Garburator

Largest unit in the complex with over 1,700 sq. ft. above grade (just under 2400 sq.ft total developed)of living space! This rare and spacious 4-bedroom, 4-bathroom townhome is located in the desirable lake community of Sundance, offering lake access and close proximity to transit, all levels of schooling, shopping, and multiple parks. Features include a double attached front garage with driveway parking for two additional vehicles, 9 ft ceilings on the main floor, an open-concept layout, and a cozy three-sided fireplace. The home has been well maintained with numerous updates, central A/C, including newer kitchen appliances, vacuflo system, upgraded bath and kitchen fixtures, a newer hot water tank, & recently replaced toilets. The top level features a large primary bedroom with a full ensuite, while the split-level design includes an upper laundry room, another full bedroom with its own ensuite, and a spacious third bedroom. The fully developed lower level offers a large fourth bedroom, perfect for guests or a home office. Enjoy maintenance-free living with a sunny, south-facing deck ideal for relaxing or entertaining.